



Madison Parks Division

210 Martin Luther King, Jr. Blvd., Room 104
Madison, WI 53703
608-266-4711 • cityofmadison.com/parks



Letter of Intent 917 East Mifflin Street

February 26, 2018

Breese Stevens Field, Concession/Restroom Building Addition 917 East Mifflin Street

Project Description

Madison Parks Division is proposing the addition of a new 3,780 GSF, one story commercial building to be located within the field of the Breese Stevens facility adjacent to the 1925 grandstand. The addition will provide 2,500 SF of new concessions and 1,280 SF of new accessible public restrooms. The need for this improvement was identified initially in the 2007 Breese Stevens Field Rehabilitation Design Report and subsequently confirmed and articulated in the comprehensive 2017 Breese Stevens Field Facility Plan. These documents and the proposed addition were prepared for the City by Isthmus Architecture.

Breese Stevens Field, originally Breese Stevens Municipal Athletic Field, was constructed in 1925. Additions occurred in 1934 and 1939. Local architects, Claude and Starck, designed the brick and terra cotta structure in the Mediterranean Revival Style. The stone wall enclosing the field was built (1934) by the Civil Works Administration (CWA) with native stone quarried at Hoyt Park. Breese Stevens Field was designated a City Landmark in 1995 and subsequently listed on the State and National Registers of Historic Places in 2015. Upon securing the historic designations, Madison Parks Division set out to prioritize restoration and revitalization of the stadium. This facility occupies a prominent urban site in a neighborhood now undergoing rapid transformation. For the past several years, as part of a focused planning process, Parks staff's efforts have been successful in completing significant code improvements and infrastructure upgrades to ensure the on-going viability of this cultural asset. The City entered into a partnership with Big Top Events to further leverage the site's great potential and this has been very productive. Breese Stevens Field is returning as destination venue for seasonal sports events and now community festivals and open-air concerts.

The proposed addition is intended to slip into the open space at the western end of the field beneath the 1925 grandstand. The addition will have a flat roof to maintain visibility at the bleachers and will be low in profile to minimize its impact on the historic structure. The exterior of the addition will be clad in brick at the ends, matching the existing brick of the grandstand, and the mid-portion will be clad in a prefinished insulated metal panel system. Fixed shade awnings will be installed over each service counter across the mid-portion. All exterior mechanical equipment will be screened from view by the building elements.

Legal Description

SW ½ lot; Block 160, City of Madison, Dane County, Wisconsin

Parcel Number

070913120013

Approvals Requested

Release of plans and specifications for bidding.

Compatibility

The proposed project is in keeping with overall goals, character, and pattern of development in the following:

- Tenney Lapham Neighborhood Plan
- City of Madison Downtown Plan
- National Park Service, Secretary of the Interiors Standards for Preservation and Rehabilitation of Historic Properties

Neighborhood and City Process

Parks Division staff has met with the neighborhood alder periodically beginning with the Phase 1 Facility Plan and during the Phase 2 Concessions Building Addition design phase. The project has been approved by the City of Madison Landmarks Commission and Urban Design Commission.

Site Vehicular Access

The proposed improvements do not alter site access for deliveries, pick-ups or service calls to the site.

Loading and Unloading

The proposed project does not alter current loading and unloading.

Trash, Recycling and Snow Removal

The proposed project does not alter current loading and unloading.

Attachments:

Existing Condition Images

Project Drawings

Project Manager:

Mike Sturm

City of Madison Parks Division

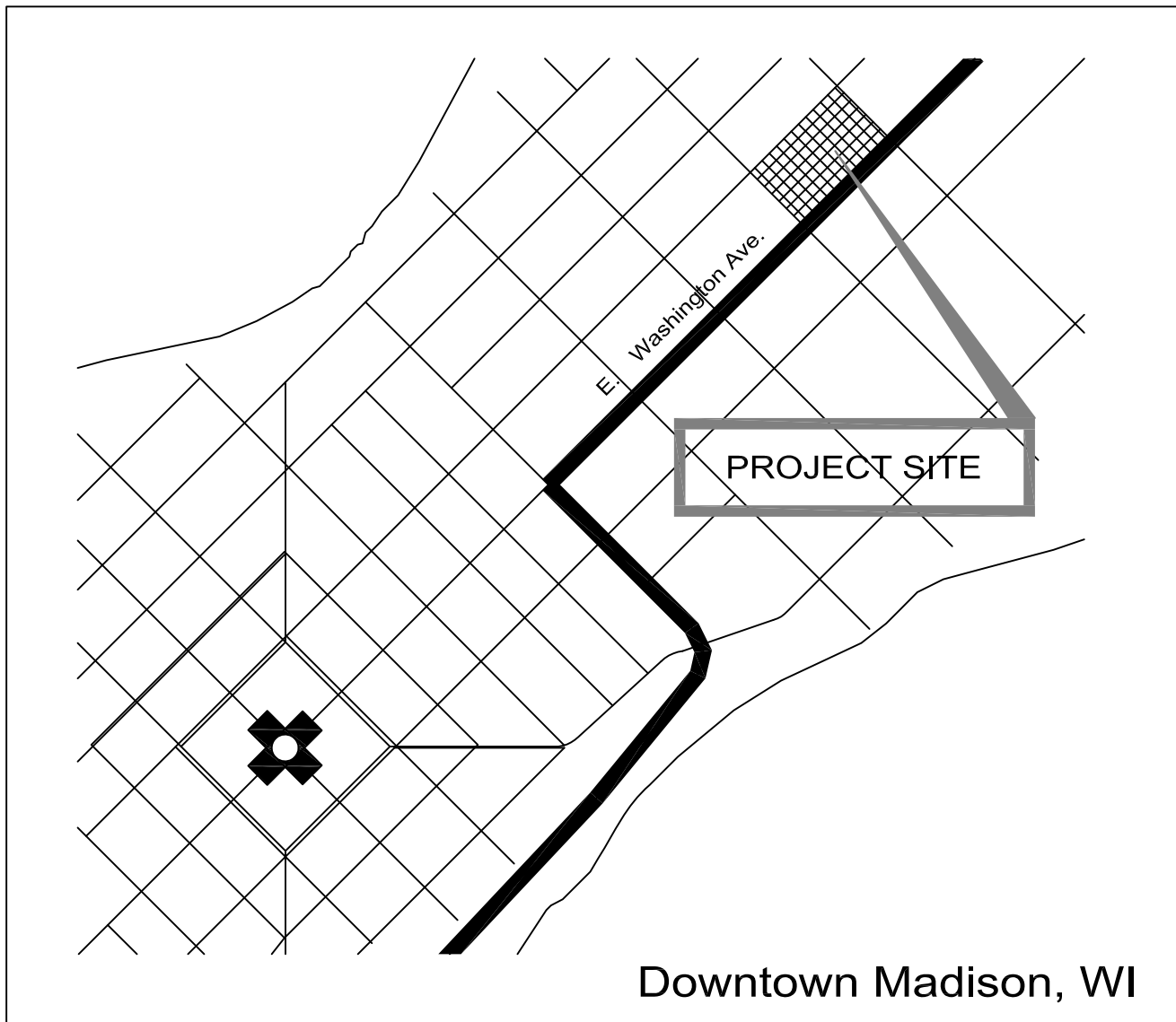
msturm@cityofmadison.com

(608) 267-4921 office



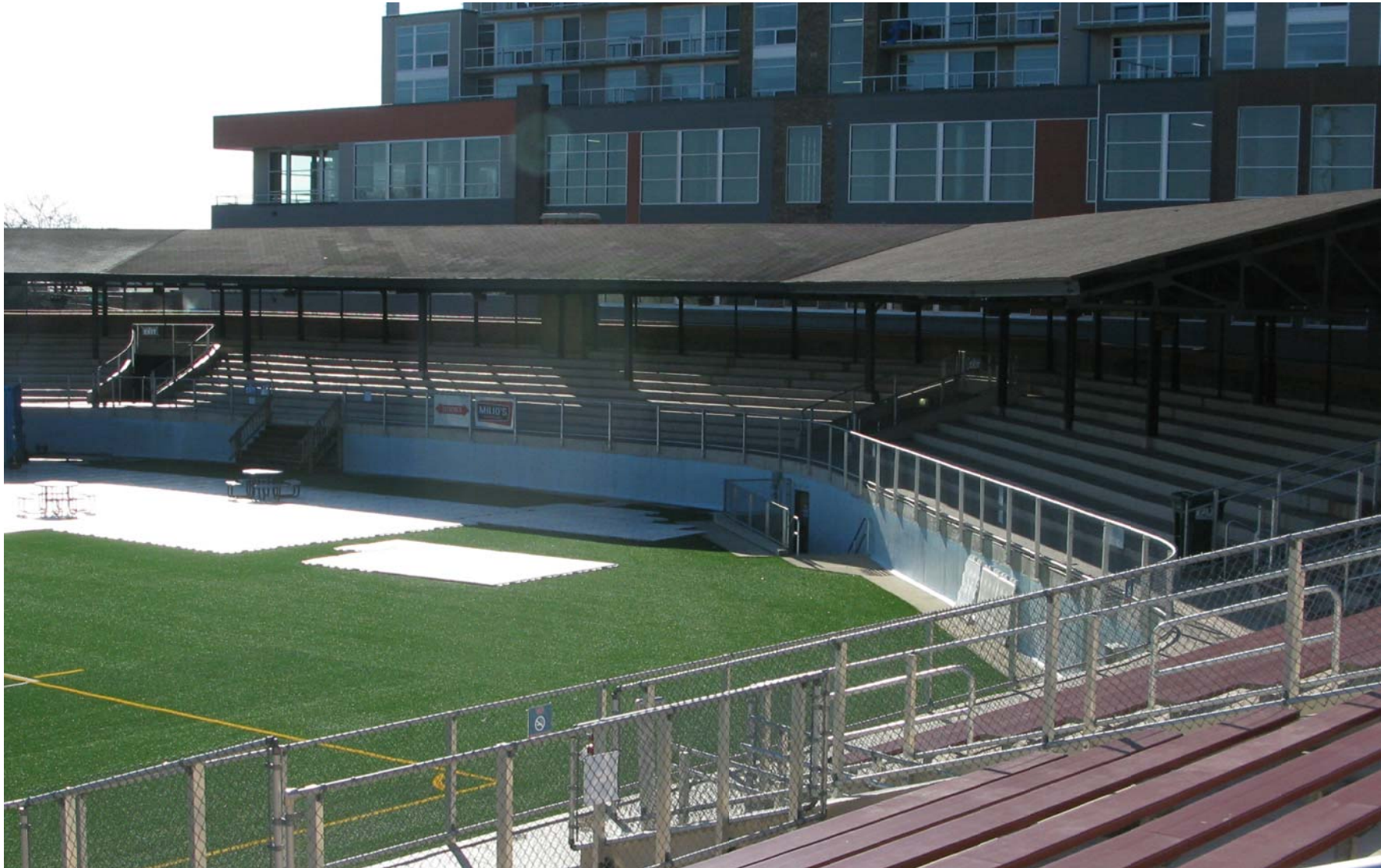
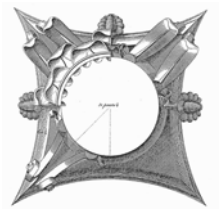
BREESE STEVENS FIELD CONCESSIONS ADDITION

LOCATION MAP





ISTHMUS
ARCHITECTURE, INC.



BREESE STEVENS FIELD

**CONCESSIONS
BUILDING ADDITION**

Project
Proj. No.: 1617.02

CONTEXT IMAGES

design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction





ISTHMUS
ARCHITECTURE, INC.

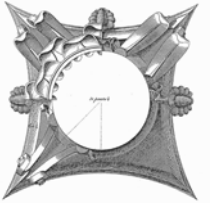
Concession Addition to Breese Stevens Field

NORTH PATERSON STREET

EAST MIFFLIN STREET

SERVICE GATE

ISTHMUS
ARCHITECTURE, INC.



NORTH BREARLY STREET

BREESE STEVENS FIELD
**CONCESSIONS
BUILDING ADDITION**

Project
Proj. No.: 1617.02

design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction

A0.1

EXISTING GRANDSTAND

EXISTING BEACHER SEATING

MASONRY RESTORATION
DRAINAGE MITIGATION

FIXED ACCESSIBLE
PEDESTRIAN RAMP

CONCESSION BUILDING
PROJECT BOUNDARY

EXISTING ATHLETIC FIELD
ARTIFICIAL TURF

MASONRY RESTORATION
DRAINAGE MITIGATION

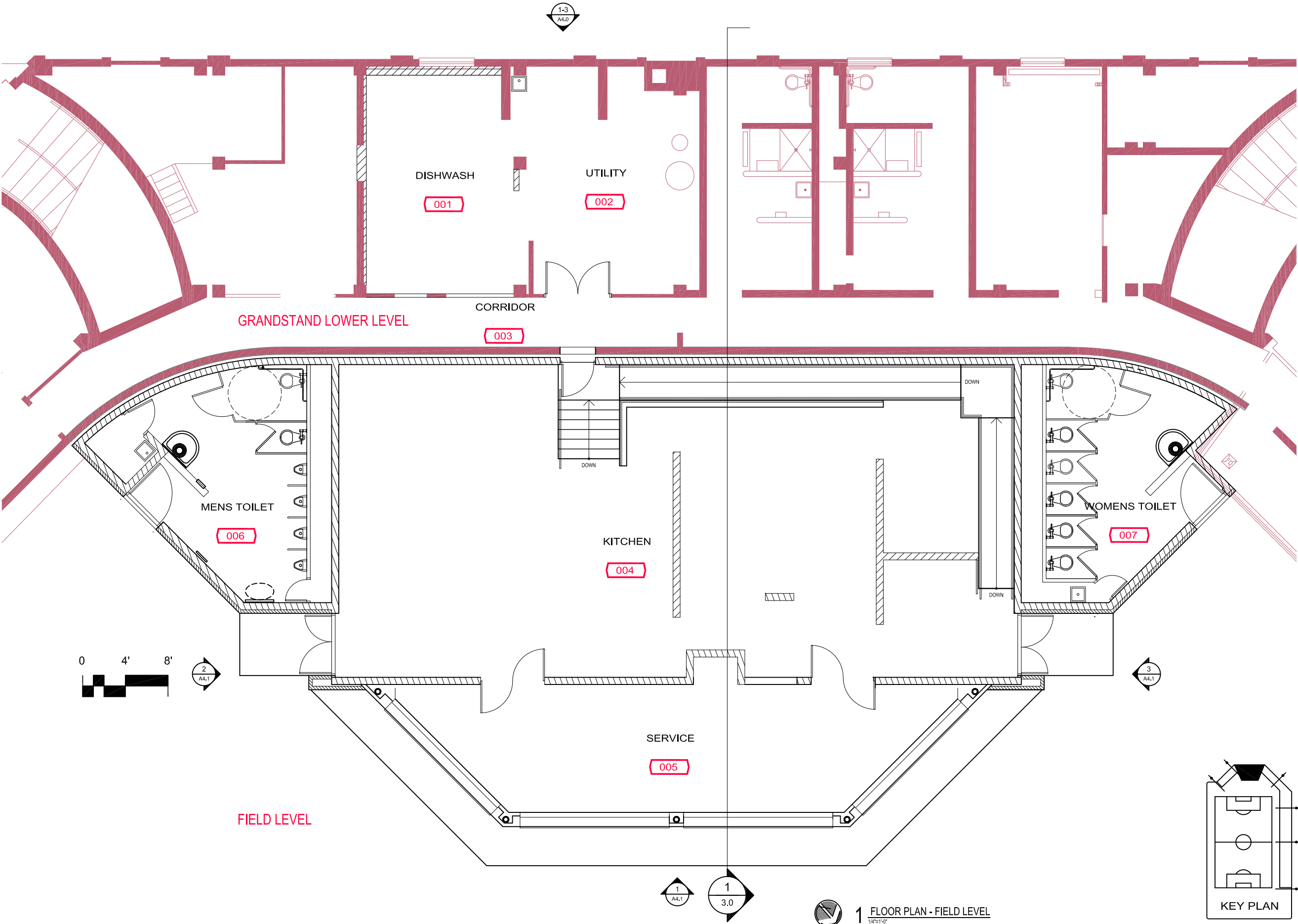
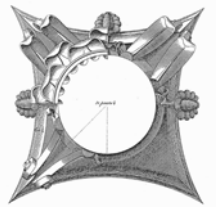
EXISTING PRESS BOX

MAIN GATE

EAST WASHINGTON AVENUE

1 ARCHITECTURAL SITE PLAN
1/4"=1'-0"





BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
FIELD LEVEL
FLOOR PLAN

design phase

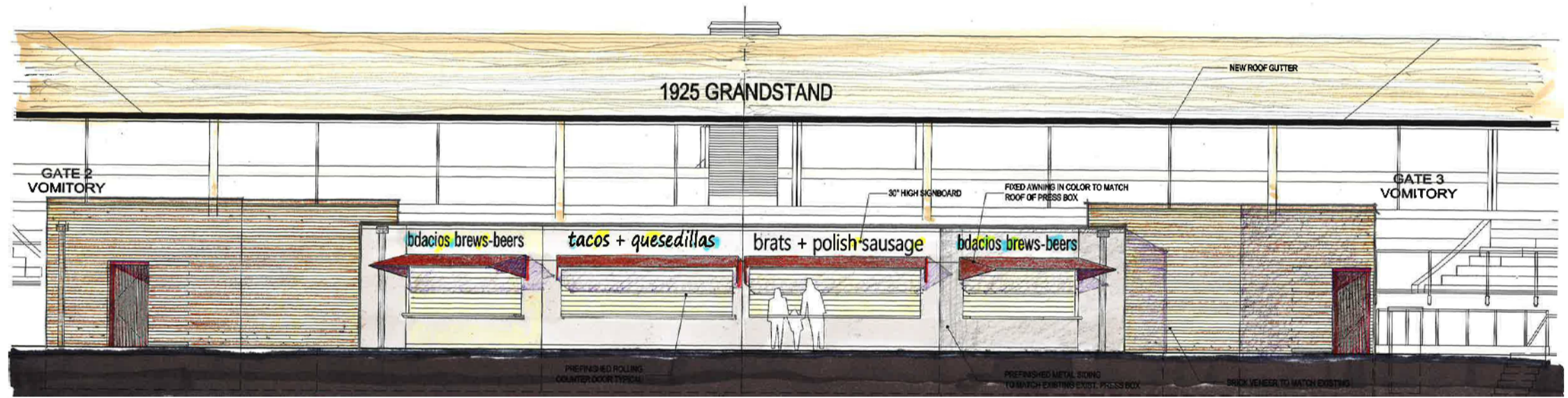
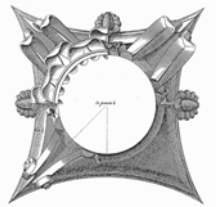
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Date: 12-01-17

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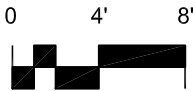
1 FLOOR PLAN - FIELD LEVEL
1/4"=1'-0"



1 SOUTHEAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



BRICK MATCHED TO 2008 WORK



SIDING MATCHES PRESS BOX

AWNING COLOR TO MATCH PRESS BOX ROOF



2 SOUTH ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"



3 EAST ELEVATION - CONCESSIONS ADDITION
Scale: 1/4"=1'-0"

BREESE STEVENS FIELD
CONCESSIONS
BUILDING ADDITION

Project
Proj. No.: 1617.02
ELEVATIONS
INTERIOR of GRANDSTAND

design phase

Scale:
Drawn By: pr

Date: 12-01-17

Preliminary
Not for Construction
Sheet No.

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